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✓ PERMITS AND LICENSES FOR NAVY YARD DEVELOPMENT

BOSTON PUBLIC LIBRARY

AGENCY

PERMIT

CITY

Boston Redevelopment Authority

- o Designation Agreement
- o Land Disposition Agreement
- o Urban Renewal Plan
- o Harborpark IPOD
- o Development Impact Project Plan (linkage)
- o Navy Yard Master Plan

Boston Zoning Commission

- o Conditional use permits
- o Flood hazard district
- o Development Impact Project Plan (linkage)
- o Harborpark IPOD

Boston Conservation Commission

Applicability

- o Order of Conditions
- o Determination of

Boston Water & Sewage Commission

- o Sewer Connection Permit
- o General Services application

Boston Inspectional Services Dept.

- o Excavation and Demolition
- o Building permits
- o Certificates of Inspection
- o Certificates of use and occupancy
- o Elevator Installation permit
- o Food Service Establishment
- o Various Food Product permits
- o Private garage permit
- o Inflammable Liquids permit

Boston Landmarks Commission

- o Changes to Designated Landmarks

Boston Public Works Department

way

- o Commercial driveway opening
- o Projections over a public
- o Order of discontinuance of streets

Boston Air Pollution Control
Commission

- o Street occupancy
- o Street opening
- o Parking freeze permit
- o Private garage

Boston Fire Department

- o Underground Storage Facility
- o Inflammable Items or
Explosives
- o Place of assembly permits

Boston Licensing Board
beverage

- o Innholder's license
- o Innholder's alcoholic
license

Office of the Mayor Licensing
Division

- o Entertainment License
- o Automatic amusement devices
license

Boston City Clerk Department

- o Business Certificates

Boston Dept. of Transportation

- o Traffic permit
- o Open Air Parking permit

STATE

Mass. Executive Office of
Environmental Affairs
- MEPA Division

- o Massachusetts Environmental
Policy Act Certification
(ENF & EIR)
- o Consistency Determination

- Mass. Coastal Zone Manage.

Mass. Department of Environmental
Quality (DEQE)
- Division of Water Pollution
Control (DWPC)

- o Water Quality Certificate
- o Sewer Extension/Connection
- o Dredging and Disposal of
Dredged Material permit
- o Groundwater Discharge permit

- Division of Wetlands

- o Waterways License (Chapter

91)

- Division of Water Supply

- o Water Withdrawal permit

Massachusetts Board of Health	o Subsurface Sewage Disposal
Mass. Historical Commission	o Historic considerations
Mass. Architectural Access Board	o Access for the handicapped

FEDERAL

U.S. Army Corps of Engineers	o Section 10 permits (Wharf) o Section 404 permit (Dredge) o Section 103 permit (Fill)
U.S. Environmental Protection Agency (EPA) Policy	o National Environmental Act (NEPA) Review
Federal Aviation Administration	o Air navigation

DEVELOPMENT CHECK LIST

<u>TASK</u>	<u>RESPONSIBILITY</u>	<u>DATE</u>
Advertisement		
Pre-conference		
Proponent Meetings		
Submission		
Preliminary Financial Review		
Preliminary Summary Analysis Complete		
Community Meetings		
Threshold Rejections		
1st Proposed Clarification Letters Sent		
Preliminary Staff/Developer Meetings		
Preliminary Design Review		
Schematic Design Review		
DD - DR		
Construction Draw - DR		
Title Search		
Interim Financial Review Complete		
Interim Design Review Complete		
Interim Summary Analysis Complete		
Interim Rejections		
Community Meetings		
Short List Notifications Sent		
Tax Arrears Checked		
2nd Proposal Clarification Letter Sent		
Interim Staff Developer Meetings		
Community Meeting		
Staff Review Complete		
Review Recommendations with Director		
Final Negotiation		
Tentative Negotiations		
Title Cleared		
Non-Finalist Notification Letter Sent		
HUD Requirements Completed		
Appraisal Started		
EIR Preliminary Draft		
Preliminary Eng. Review		
Community Input Received		
Site Preparation Budgetted		
Incorporation of Adjacent Land if Required		
Site Preparation Scoped		
Site Preparation Bid Prepared		
Site Preparation Advertised		
Loan Order for Infrastructure if Required		
Site Preparation Contract Awarded		
BWSC Liasion		
Zoning Review		
EIR Draft Submitted		
EIR Comments Received		
Final Draft EIR Received		

Variance Application
Site Preparation Work Begins
Community Review
Variance Hearing
Site Preparation Work Complete
Pro Forma Submitted
EIR Appeals Expires
LDA Drafted--
MHFA Liasion
Linkage Agreement Drafted
Linkage Agreement Approved
Additional Financing Applied For
Additional Financing Negotiated
Additional Financing Committed
Subsidy Committed
Equity Committed
Variance (Zoning) Final Approval
Land Court Coordination
Mortgage Applied For
Community Approval
Mortgage Committed
Linkage Executed
LDA Executed
Confirmatory Order of Taking
Final Designation

FINAL DESIGNATION

CHECK LIST

- 1.) DEVELOPER AND BRA MUST REACH AN AGREEMENT REGARDING LEASE FINAL FORM.
- 2.) DEVELOPER MUST PROVIDE ASSURANCE IN WRITING THAT AN EXAMINATION OF TITLE TO THE SITE HAS BEEN COMPLETED SPECIFYING THE DATE AND TIME THROUGH WHICH SUCH EXAMINATION WAS CONDUCTED.
- 3.) DEVELOPER MUST PROVIDE A COPY OF A FINANCING COMMITMENT FROM A LENDER IN ACCORDANCE WITH PARAGRAPH # OF THE LEASE COMMENCEMENT AGREEMENT (LCA).
- 4.) DEVELOPER MUST FURNISH A COPY OF THE CONTRACT WITH A GENERAL CONTRACTOR TO COMPLETE THE IMPROVEMENTS TO THE SITE IN ACCORDANCE WITH THE LCA, SAID CONTRACT TO INCLUDE THE IMPROVEMENTS ADJACENT TO THE BUILDING AS SHOWN IN THE FINAL WORKING DRAWINGS.
- 5.) DEVELOPER MUST PROVIDE A COPY OF A BUILDING PERMIT ISSUED BY THE INSPECTIONAL SERVICES DEPARTMENT FULLY COVERING THE IMPROVEMENTS TO THE SITE.
- 6.) DEVELOPER MUST SUPPLY A CERTIFIED PLOT PLAN SHOWING THE GROUND AREA TO BE LEASED (LEASE PLAN).
- 7.) OBTAIN CONTRACT DOCUMENTS APPROVAL.
- 8.) DEVELOPER MUST EXECUTE A DISCLOSURE STATEMENT (NEW 40J).
- 9.) DEVELOPER MUST FURNISH A CERTIFICATE OF INSURANCE DEMONSTRATING THAT THE APPROPRIATE INSURANCE COVERAGE HAS BEEN OBTAINED.
- 10.) DEVELOPER MUST REMIT ALL PAYMENTS DUE TO THE AUTHORITY FOR PROPERTY PRESENTLY LEASED OR UNDER OPTION BY THE DEVELOPER.

